

**CITY OF WINTER GARDEN  
DEVELOPMENT REVIEW COMMITTEE  
MINUTES  
JANUARY 13, 2010**

The Development Review Committee (*DRC*) of the City of Winter Garden, Florida, met in session on Wednesday, January 13, 2010 in the City Hall 3<sup>rd</sup> Floor Conference Room.

**CALL TO ORDER**

**Community Development Director/Chairman Tim Wilson** called the meeting to order at 9:10 a.m. The roll was called and a quorum was declared present.

**PRESENT**

**Voting Members:** Community Development Director/Chairman Tim Wilson, Assistant to the City Manager for Public Services Don Cochran, City Engineer Art Miller, and Building Official Harold (Skip) Lukert.

**Others:** City Manager Mike Bollhoefer, Planning Consultant Ed Williams, City Attorney Kurt Ardaman, Assistant City Attorney Dan Langley, Assistant Director of Operations Mike Kelley, Community Relations Manager Andrea Vaughn, Planner Brandon Byers, Principal Planner Bill Wharton, and Planning Technician Lorena Blankenship.

**1. APPROVAL OF MINUTES**

Approval of minutes from regular meeting held December 30, 2009.

*Motion by City Engineer Miller to approve the above minutes. Seconded by Assistant to the City Manager for Public Services Cochran, the motion carried unanimously 4-0.*

## **DRC Business**

### **2. Dillard Pointe Subdivision - PUD**

Randy June, and Michael Morrissey, applicants for the project were in attendance to discuss the Development Review Committee comments.

Comments included in the December 30, 2009, memorandum from the Development Review Committee were acknowledged and addressed. Emphasis was placed regarding comment # 1: *a community meeting will be required with surrounding residents and neighborhoods prior to this project going to the Planning and Zoning Board public meeting.* Emphasis was placed regarding comment # 6: *per the City of Winter Garden Comprehensive Plan Land Use Designation for the property is Low Density Residential - The Low Density residential land use category is from 2 to 6 units per gross acre and will be identified on the Future Land Use Map only in areas that have the urban services and public facilities that can accommodate a higher density of residential housing. Factors in determining this land use category include proximity to natural resources and urban services, availability of public facilities and the characteristics of nearby existing and future neighborhoods. Please revise your project to reflect the maximum density allowed per the Land Use Designation for this property or withdraw PUD application.* Intensive discussion took place among City Staff and the applicants concerning the proposed development; topics of discussion included: proposed architectural design of the product, size of proposed lots, possible opposition from surrounding neighborhoods, the Planned Urban Development (PUD) process, school concurrency, utility laterals, lot coverage, and the proposed garage design and setbacks. After discussion the applicants stated that they will modify the plans to reflect 12 lots and present an acceptable product to the adjacent neighborhoods. City Engineer Miller suggested that by losing approximately 3 lots (to a total of 9), the proposed PUD might fit with the existing lots in the immediate area. The Applicants said they would look into reducing the number of lots.

Since applicants are modifying the plans, not further action was required.

## **Discussion only**

### **3. The Oaks at Brandy Lake - Modification to existing PUD**

Jim Bagley, Chris McCurdy, and John Townsend, applicants for the project were in attendance to discuss a modification to the existing Planned Urban Development (PUD)

for The Oaks at Brandy Lake approved by the City Commission on October 28, 2004. The applicants are proposing to convert thirty two townhomes (*remaining vacant lots on site*) into twenty two 40' single family homes. The applicants stated that they have had a significant decline in demand for townhomes and the price deterioration has been severe. They added that they believe that the single family home product is more appropriate for the subject site. Chairman Wilson explained that if the change is considered substantial, the request will have to go through the public hearing process and community meetings will be required. Building Official Lukert stated that he received a phone call from a concerned resident regarding the proposed change. City Manager Bollhoefer noted that the neighborhood might have concerns regarding their property values and emphasized the importance of making the community aware of the proposed change to the PUD and address all their questions and concerns before submitting the formal request to the City. City Engineer Miller and Planning Director Williams stated that 50' wide single family lots might not be a substantial change to the PUD, since the existing PUD already allows lots of that size and the City originally requested more single family lots in lieu of townhomes.

City Staff asked the applicants to provide a plot plan layout, identifying the buildings, the setbacks, the garages, etc. and strongly suggested minimum 50' wide lots.

### **ADJOURNMENT**

There being no more business to discuss, the meeting was adjourned at 10:07 a.m.

**APPROVED:**

**ATTEST:**

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**Chairman Tim Wilson**

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**Planning Technician Lorena Blankenship**